



1700 OAK PARK BOULEVARD

Information Report

September 15, 2006

Prepared by the City of Pleasant Hill
Public Works & Community Development Department

INTRODUCTION

Contra Costa County has informed the City of Pleasant Hill of its intent to sell a property located within the incorporated limits of the City of Pleasant Hill. The site is designated for *Mixed Use* development according to the Pleasant Hill General Plan.

This report provides general information about this site to the interested public. To date, the City of Pleasant Hill has not received any applications for development of this site. If applications are submitted in the future, the City will post a notice on the City web site and will provide mailed public notice to surrounding residents and property owners prior to the scheduling of any public hearings.

PROPERTY CHARACTERISTICS

This ten acre property is site of the former Oak Park Elementary School, with vacant school buildings and abandoned playing fields. It no longer functions as a school and is surplus to the County. It adjoins the north side of Oak Park Boulevard, approximately ½ mile west of Interstate 680. Topography is flat. Vegetation consists predominately of fallow turf with miscellaneous perimeter shrubs and trees.



AERIAL PHOTO OF SITE AND SURROUNDING AREA

In the photo above, the red lines indicate the subject site.

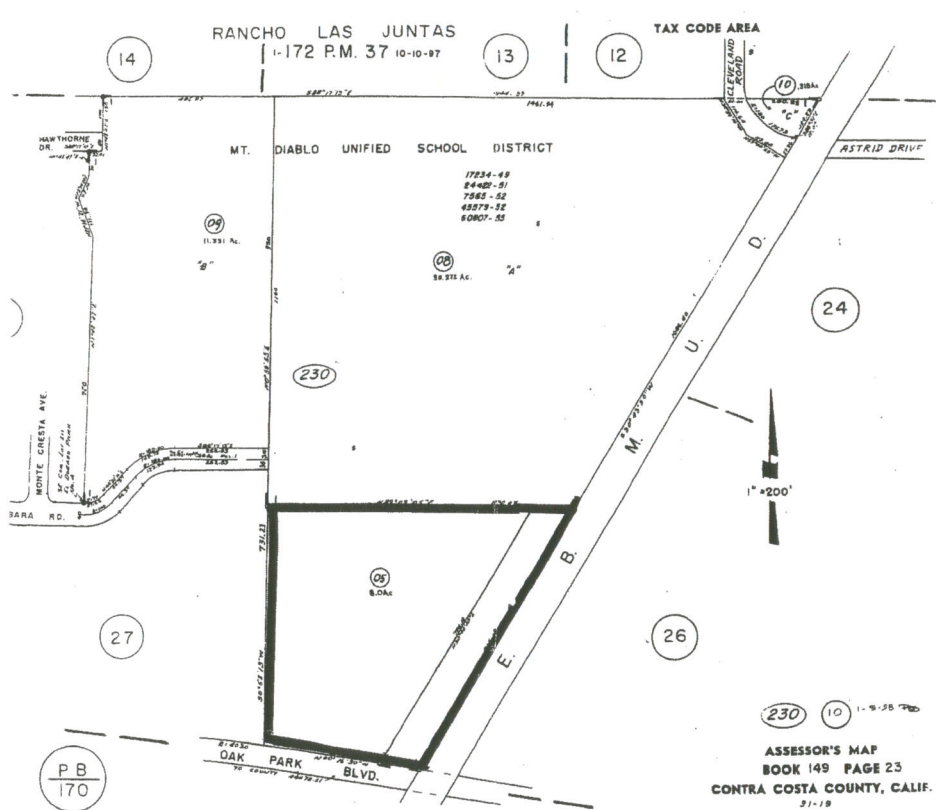
The white horizontal jagged line delineates the border between the cities of Pleasant Hill and Walnut Creek. All land above the line is within Pleasant Hill. Properties below this line are within Walnut Creek.

The blue line identifies Grayson Creek.

Surrounding land uses include:

- East – Grayson Creek, East Bay Municipal Utility District (“EBMUD”) right-of-way, a senior citizens retirement facility, and detached single-family residences
- South – Detached single-family residences (Pleasant Hill and Walnut Creek)
- West – Contra Costa Main Library and the offices of the Contra Costa County Board of Education
- North – Pleasant Hill Middle School (owned by the Mt. Diablo Unified School District (“MDUSD”))

The site is a combination of one 8.0 acre parcel (APN 149-230-005) owned by Contra Costa County and 2.0 acres of an existing 30.272 acre parcel (APN 149-230-008) owned by MDUSD. The two acres adjoins the entire east boundary of the eight acres. The school district has an agreement to sell the two acre portion of its parcel to the County, which will merge the two properties and sell the resulting ten acre lot.



ASSESSOR PARCEL MAP AND SITE BOUNDARIES

AGENCIES AND PROVIDERS

The following public agencies and service providers serve Pleasant Hill:

Allied Waste Services (925-671-5823)
Central Contra Costa Sanitary District (925-288-9500)
Central County Library (925-646-6434)
Comcast Broadband (925-349-3335)
Contra Costa County Administration (925-335-1080)
Contra Costa County Board of Supervisors (925-646-5763)
Contra Costa County Fire Protection District (925-930-5500)
Contra Costa County Flood Control & Water Conservation District
(925-313-2000)
Contra Costa County Mosquito & Vector Control District (925-685-9301)
Contra Costa Water District (925-688-8000)
County Connection (925-676-1976)
Mt. Diablo Unified School District (925-682-8000)
PG&E (925-674-6507)
Pleasant Hill Recreation & Park District (925-682-0896)

PLEASANT HILL LAND USE REGULATIONS

General Plan – Land Use Element. The General Plan designates the site *Mixed Use*, described as:

...combines residential with retail, commercial, office and/or public uses with flexible parking and setback requirements. Individual Mixed Use projects are not expected to contain any specific combination of these uses, and the development potential of each Mixed Use site shall be determined through project review under the provisions of the Planned Unit Development (PUD) Zoning District.

General Plan – Housing Element. The General Plan Housing Element contains policies which provide for the City meeting its regional housing fair share requirement. *Table H22* of the Housing Element lists specific sites potentially available for residential development, including housing for households of very low and low incomes. *Table H22* identifies the ten acres at 1700 Oak Park Boulevard as a potential site for housing. An excerpt from *Table H22* pertaining to this property follows:

Very Low	Low	Moderate	Above Moderate	Total
20	8	30	38	96

Zoning. The site is currently zoned *PUD – Planned Unit Development*. The current *PUD* zoning does not describe allowed land uses or development regulations. However, the General Plan stipulates that any development of this site shall require a rezoning to a new *PUD – Planned Unit Development* district, including the adoption of specific development standards.

Affordable Housing. The City's affordable housing regulations contained in Section 18.20.060 of the Municipal Code require developers of more than five units to provide on-site affordable units by complying with one of the following provisions:

- *At least 10 percent of the dwelling units as inclusionary units for occupancy by low-income households; or*
- *At least 5 percent of the dwelling units as inclusionary units for occupancy by very low-income households; or*
- *At least 25 percent of the dwelling units for qualifying senior residents; or*
- *At least 20 percent of the dwelling units as secondary units.*

The regulations require that the affordable dwelling units shall be provided on-site, dispersed throughout the project. Affordable units must be constructed in a manner representative of the project as a whole, with comparable housing types, bedroom mix, and exterior appearance. They must not be visibly distinguishable from the other units in the project. The average number of bedrooms for all other market rate units must equal the average number of bedrooms for all other units in the project, up to a limit of 3.0 bedrooms per unit. The number of bathrooms per bedroom must equal the proportion of bathrooms in the market-rate units. Inclusionary units may be smaller in aggregate size and have different interior finishes and features than market-rate units, provided the interior features are durable, of good quality, and are consistent with contemporary new housing standards. The inclusionary housing ordinance prohibits the payment of in-lieu-fees unless extraordinary circumstance can be substantiated. Off-site inclusionary units may be provided by acquiring existing unrestricted single or multiple-family units in the city and rehabilitating those dwelling units, at a ratio of four rehabilitated units for each required inclusionary unit.

Redevelopment Project Plan. The site is located within the Pleasant Hill Schoolyard Redevelopment Project Area, established by the Schoolyard Redevelopment Plan, adopted in 1978. The redevelopment plan land use map designates the eight acre parcel as *Mixed Use*. The two acre portion was previously designated *Cleaveland Road Extension*. The 2003 General Plan changed this land use designation to *Mixed Use*. According to the Permitted Land Uses section in the Redevelopment Project Plan:

...permitted land uses shall be consistent with and shall conform to the Pleasant Hill General Plan and amendments thereto. It is intended that all provisions of zoning, sign and design review ordinances and specific plans be applicable to development of the Project Area. Population densities, building intensities and standards would therefore be controlled by the foregoing land use documents...

1992 Settlement Agreement

In 1992, the Pleasant Hill Redevelopment Agency entered into a Settlement Agreement with Contra Costa County, the County Flood Control and Water Conservation District, and the County Fire Protection District to resolve litigation regarding the distribution of tax increment monies. Section 6 of that agreement provides as follows:

***Section 6.** The Agency agrees to participate in and finance and use its best efforts to cause the City to participate in a joint planning process with the County for the Oak Park Elementary School site (the "School Site"), as set forth in this Section 6.*

Within two years from the date of this Agreement, the Agency shall cause the City to prepare a specific Plan for the School Site (the "Specific Plan"). The Specific Plan shall include, but not be limited to, the following alternative land uses for development of the School Site: (a) exclusively residential uses; (b) exclusively commercial uses; and (c) mixed commercial and residential uses. Other uses may be examined in the Specific Plan; provided, however, that no non-revenue producing uses shall be considered for the School Site. The Specific Plan will examine issues, including, but not limited to, land use, circulation, drainage and optimal financial returns to the County.

The Agency agrees to provide financial assistance for development of the School Site in an amount determined necessary by the Agency and the County to achieve the stated goals of the Specific Plan; provided, however, that: (a) the Agency's financial assistance shall only be payable from and shall not exceed an amount equal to the Tax Increments the Agency receives from the School Site; and (b) the development is consistent with the Redevelopment Plan for the Schoolyard Redevelopment Project.

Once the Oak Park Elementary School site is sold, this section of the Settlement Agreement will no longer have any force and effect. A copy of this agreement is available upon request.

Flood Hazard Areas. The east edge of this site adjoins Grayson Creek. According to the Federal Emergency Management Agency ("FEMA") Flood Insurance Rate Map (Community Panel #0600340005C, revised December 12, 2003), a portion of this property is located within Zone AE – Special Flood Hazard Area Inundated by 100-Year Flood. With the exception of its northwest corner, the remainder of the site is within Zone X – Other Flood Area (areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile).

PLEASANT HILL LAND USE ENTITLEMENTS

The General Plan provides that this site will be developed according to the *Mixed Use* land use designation, providing small-lot attached or detached single-family residences for the majority of the site, with either some type of ancillary retail, commercial, office, or public uses. If a proposed development project is submitted that is determined to be consistent with this land use designation, a General Plan Amendment would not be required. However, any proposed development project will require a rezoning to a new *PUD – Planned Unit Development* zoning district, with an approved *PUD Concept Plan*.

ENVIRONMENTAL REVIEW

According to the provisions of the California Environmental Quality Act (“CEQA”), any applications to develop this site will be required to undergo environmental review. An Environmental Impact Report may be necessary to fulfill the requirements of CEQA, due to potential impacts on the surrounding area.

APPLICATION REVIEW PROCESS

Any land use entitlements (including general plan amendment, rezoning, and environmental review) required for developing this property will be approved by the City Council, upon prior review and recommendation by the Planning Commission and the Architectural Review Commission (“ARC”).

The Planning Commission approves tentative tract maps (major subdivisions) and development plan permits (involving general site and design review). The Commission also reviews and makes a recommendation to the City Council regarding any application for a general plan amendment, rezoning, or environmental review.

The Architectural Review Commission approves design review permits, entailing specific review of building architecture, colors and materials, site planning, and landscaping.

COMMUNITY FOCUSED PLANNING

Any proposed development of this site is expected to generate a very high level of interest by the public, particularly by residents from surrounding neighborhoods. Pleasant Hill has a longstanding policy of providing public forums and informational meetings for complex or controversial development projects, long before any public hearings are scheduled. It is the City’s expectation that responsible applicants will invest time and effort to inform the community and seek its input at the beginning stages of a project, to ensure that issues and concerns of stakeholders are identified and addressed before public hearings are held.

POSSIBLE TIME FRAME FOR PERMIT PROCESSING

Any estimated time frame for processing applications for land use and environmental entitlements will be contingent upon the developer, the extent of community involvement, the resolution of complex land use development issues, and possible appeals of decisions made by the ARC and the Planning Commission. The estimated time frame for processing applications is a minimum of 18 to 24 months.

STAFF CONTACT

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